

SURVEY RECORD REPOSITORY
RECEIVED

FEB 12 2003

County Douglas

901-158

POINT ON THE WEST LINE
SW 1/4 17-15-12
FOUND CHISELED 'X'

ADMINISTRATIVE SUBDIVISION MCDONALD'S FIRST ADDITION

LOT 1, EXCLUSIVELY CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA

STAR-DRILL HOLE
15.47'(M&R)
S44°51'59"E

S89°45'55"E(M) 164.95'(M) 164.84'(R) #5 REBAR

CALIFORNIA STREET

50.0' PUBLIC RIGHT-OF-WAY

LOT 1

40,839 SQ. FT.±
0.938 ACRES±

MCDONALDS
11330 WEST DODGE ROAD
OMAHA, NEBRASKA

NORTHWESTERN BELL TELEPHONE
EASEMENT, BK 797, PG 157,
AND BK 801, PG 634

PILLAR FOR OVERHEAD VIADUCT

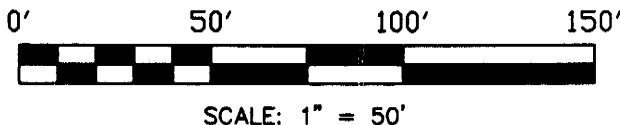
EXCEPTION TO THE
STATE OF NEBRASKA
INST. NO. 2004150535

WEST DODGE ROAD
PUBLIC RIGHT-OF-WAY VARIES

LEGEND

- CORNERS FOUND ●
- CORNERS SET, 5/8" REBAR ○
- W/CAP #365
- RECORD DIMENSION (R)
- MEASURED DIMENSION (M)

ADDRESS:
LOT 1, MCDONALD'S FIRST ADDITION
11330 WEST DODGE ROAD
OMAHA, NEBRASKA



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 17; THENCE NORTH 00 DEGREES 12 MINUTES 14 SECONDS EAST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 17, A DISTANCE OF 178.18 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 46 SECONDS EAST, A DISTANCE OF 50.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 114TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 12 MINUTES 14 SECONDS EAST, A DISTANCE OF 85.85 FEET; THENCE NORTH 45 DEGREES 12 MINUTES 14 SECONDS EAST, A DISTANCE OF 15.75 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CALIFORNIA STREET; THENCE SOUTH 89 DEGREES 47 MINUTES 46 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF CALIFORNIA STREET, A DISTANCE OF 164.84 FEET; THENCE SOUTHERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF CALIFORNIA STREET, ON A CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET, A DISTANCE OF 78.54 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 113TH STREET; THENCE SOUTH 00 DEGREES 12 MINUTES 14 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE OF 113TH STREET, A DISTANCE OF 160.25 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST DODGE ROAD; THENCE SOUTH 89 DEGREES 29 MINUTES 56 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF WEST DODGE ROAD, A DISTANCE OF 194.38 FEET; THENCE NORTH 45 DEGREES 41 MINUTES 37 SECONDS WEST, A DISTANCE OF 44.03 FEET, TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF 114TH STREET, (THENCE NORTH 00 DEGREES 12 MINUTES 14 SECONDS EAST), A DISTANCE OF 85.02 FEET TO THE POINT OF BEGINNING; **EXCEPT** A TRACT OF LAND DEEDED TO THE CITY OF OMAHA BY WARRANTY DEED DATED NOVEMBER 14, 1989, RECORDED DECEMBER 5, 1989 IN BOOK 1863, PAGE 584 IN THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 17; THENCE NORTH 00 DEGREES 12 MINUTES 14 SECONDS EAST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 17, A DISTANCE OF 178.18 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 46 SECONDS EAST, A DISTANCE OF 50.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 114TH STREET, THENCE NORTH 00 DEGREES 12 MINUTES 14 SECONDS EAST, A DISTANCE OF 61.49 FEET TO THE POINT OF BEGINNING; THENCE NORTH 35 DEGREES 53 MINUTES 38 SECONDS EAST, A DISTANCE OF 43.71 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CALIFORNIA STREET; THENCE NORTH 89 DEGREES 47 MINUTES 46 SECONDS WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF CALIFORNIA STREET, A DISTANCE OF 14.36 FEET; THENCE SOUTH 45 DEGREES 12 MINUTES 14 SECONDS WEST, A DISTANCE OF 15.75 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 114TH STREET; THENCE SOUTH 00 DEGREES 12 MINUTES 14 SECONDS WEST, A DISTANCE OF 24.36 FEET TO THE POINT OF BEGINNING; **AND ALSO EXCEPT** A TRACT OF LAND DEEDED TO THE STATE OF NEBRASKA, DEPARTMENT OF ROADS BY QUITCLAIM DEED DATED OCTOBER 7, 2004, RECORDED NOVEMBER 18, 2004 AS INSTRUMENT NO. 2004150535 IN THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 84.278 METERS (276.50 FEET) ALONG THE SOUTH LINE OF SAID QUARTER SECTION, TO A POINT ON SAID SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 89 DEGREES 17 MINUTES 41 SECONDS LEFT, A DISTANCE OF 18.751 METERS (61.52 FEET) TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST DODGE ROAD AND THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 00 DEGREES 00 MINUTES 00 SECONDS RIGHT, A DISTANCE OF 8.489 METERS (27.85 FEET) CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 113TH STREET TO A POINT; THENCE WESTERLY DEFLECTING 91 DEGREES 23 MINUTES 51 SECONDS LEFT, A DISTANCE OF 67.079 METERS (220.07 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 114TH STREET; THENCE SOUTHEASTERLY DEFLECTING 134 DEGREES 33 MINUTES 11 SECONDS LEFT, A DISTANCE OF 10.904 METERS (35.78 FEET) TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF WEST DODGE ROAD; THENCE EASTERLY DEFLECTING 44 DEGREES 45 MINUTES 17 SECONDS LEFT, A DISTANCE OF 59.228 METERS (194.31 FEET) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WEST DODGE ROAD TO THE POINT OF BEGINNING.

■ (THENCE NORTH 00 DEGREES 12 MINUTES 14 SECONDS EAST) -APPEARS IN SURVEY OF RECORD BUT NOT IN DEED TO MCDONALDS CORPORATION AT BOOK 1790, PAGE 715.

OWNER'S DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT MCDONALD'S CORPORATION, A DELAWARE CORPORATION, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

SIGNATURE: _____ DATE: _____
PRINT NAME: _____ TITLE: _____

ACKNOWLEDGMENT OF NOTARY:

STATE OF
COUNTY OF:

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY, THAT _____ OF MCDONALD'S CORPORATION, A DELAWARE CORPORATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH _____ APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT AS SUCH _____ AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS _____, 2009.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

COUNTY TREASURER'S CERTIFICATE:

THIS IS TO VERIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER _____ DATE _____

PLANNING DIRECTOR'S APPROVAL:

APPROVED AS A SUBDIVISION OF NOT MORE THAN TWO (2) LOTS, PARCELS OF TRACTS, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08 HOME RULE CHARTER OF THE CITY OF OMAHA, 1956. THIS SUBDIVISION APPROVAL IS VOID UNLESS PLAT IS FILED AND RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS DATE.

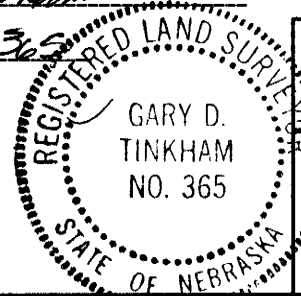
PLANNING DIRECTOR _____ DATE _____

LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

SIGNATURE OF LAND SURVEYOR _____

DATE 2-04-09 REG. NO. 365



ADMINISTRATIVE SUBDIVISION
MCDONALD'S FIRST ADDITION

LOT 1, EXCLUSIVELY
CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA

BOOK 08-08
PAGE 66-68
PROJECT
NO. 080138
DATE
JANUARY 21, 2009

Tinkham Land Surveying, Inc.
9910 NORTH 48TH STREET, SUITE 208
OMAHA, NE 68152-1548
TELEPHONE (402) 451-2088